

Memorandum



Date: September 7, 2016

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

Agenda Item No. 5(S)

From: Jack Osterholt
Director, Department of Regulatory and Economic Resources

Subject: Resolution Approving the Plat of Arboretum at Sunset

Recommendation

The following plat is hereby submitted for consideration by the Board of County Commissioners (Board) for approval. This plat for Arboretum at Sunset is bounded on the north by theoretical SW 68 Street, on the east by SW 82 Avenue, on the south by theoretical SW 69 Terrace, and on the west approximately 175 feet east of SW 82 Court.

The Miami-Dade County Plat Committee recommends approval of this plat. The Plat Committee is comprised of representatives from:

- Florida Department of Transportation;
- Florida Department of Health;
- Miami-Dade County School Board; and
- Miami-Dade County departments of Fire Rescue; Parks, Recreation and Open Spaces; Regulatory and Economic Resources; Transportation and Public Works; and Water and Sewer.

Pursuant to Ordinance No. 16-73, this quasi-judicial matter may be submitted directly for placement on the Board's meeting agenda by the Director of the Department of Regulatory and Economic Resources.

Scope

This plat is located in Commission District 7, which is represented by Commissioner Xavier L. Suarez.

Fiscal Impact/Funding Source

If this plat is approved, the fiscal impact to the County would be approximately \$50.00 per year for the maintenance of the new drainage structure recently constructed adjacent to the project. These costs would be covered by the Department of Transportation and Public Works' annual General Fund allocation.

Track Record/Monitor

The Development Services Division of the Department of Regulatory and Economic Resources administers the processing of plats and waivers of plat, and the person responsible for this function is Raul A. Pino, P. L. S.

Background

Arboretum at Sunset (T-23529)

- Located in Section 27, Township 54 South, Range 40 East

- Zoning: EU-1
- Proposed Usage: single family residences
- Number of parcels: four (4)
- This plat meets concurrency

Plat Restrictions

- That the Avenue as illustrated on the plat, together with all existing and future planting, trees, shrubbery and fire hydrants thereon, is hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors or assigns the reversion or reversions thereof, whenever discontinued by law.
- That individual well shall not be permitted within this subdivision, except for swimming pools, sprinkler systems and/or air conditioners.
- That the use of septic tanks will not be permitted on any lot within this subdivision unless approved for temporary use in accordance with County and State regulations.
- That all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.
- That the utility easements, depicted by dashed lines on the plat, is hereby reserved for the installation and maintenance of public utilities.

Developer's Obligation

Drainage maintenance and monumentation are bonded under bond number 7970 in the amount of \$3,300.00.

2



MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: September 7, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(S)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☒ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous ____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(S)
9-7-16

RESOLUTION NO. _____

RESOLUTION APPROVING THE PLAT OF ARBORETUM AT SUNSET, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 54 SOUTH, RANGE 40 EAST (BOUNDED ON THE NORTH BY THEORETICAL SW 68 STREET, ON THE EAST BY SW 82 AVENUE, ON THE SOUTH BY THEORETICAL SW 69 TERRACE, AND ON THE WEST APPROXIMATELY 175 FEET EAST OF SW 82 COURT)

WHEREAS, ADA Group, LLC a Florida limited liability company, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as ARBORETUM AT SUNSET, the same being a replat of Lot 2, Block 1 of “Dowling Estates”, according to the plat thereof, as recorded in Plat Book 75, at Page 7, and a portion of Tract 57, of “Sunkist Estates”, according to the plat thereof, as recorded in Plat Book 40, at Page 95, both of the Public Records of Miami-Dade County, Florida, lying and being in the Southwest 1/4 of Section 27, Township 54 South, Range 40 East, Miami-Dade County, Florida, and it appears that all requirements of law concerning said plat insofar as the authority of this Board is concerned have been complied with,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that said waiver of plat is hereby approved; that the property has been found to be in compliance with Chapter 28, Subdivisions, of the Miami-Dade County Code; that approval of this waiver of plat is not a waiver of any zoning regulations and that the requirements of the zoning existing on this land at the time this resolution is approved shall be enforced whether or not the various parcels on this waiver of plat conforms to those requirements.

The foregoing resolution was offered by Commissioner
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

Jean Monestime, Chairman	
Esteban L. Bovo, Jr., Vice Chairman	
Bruno A. Barreiro	Daniella Levine Cava
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Dennis C. Moss	Rebeca Sosa
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

The Chairperson thereupon declared the resolution duly passed and adopted this 7th day of September, 2016. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Lauren E. Morse

ARBORETUM AT SUNSET
(T-23529)
SEC. 27, TWP. 54 S., RGE. 40 E

